

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0100 - 16231 N IH 35

DISTRICT: 7

ADDRESS: 16231 N IH-35 Service Road North Bound

ZONING FROM: SF-2, GR

TO: LI-PDA

SITE AREA: 10.655 acres

PROPERTY OWNER: Austins FEC RE LLC

APPLICANT/AGENT: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends LI-PDA, Limited Industrial-Planned Development District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

December 2, 2025: Approved staff's recommendation of LI-PDA zoning by consent (10-0, A. Flores-absent); B. Greenberg-1st, L. Osto-Lugo-2nd.

CITY COUNCIL ACTION:

January 22, 2026

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently developed with an outdoor sports and recreation use (Austin's Park and Pizza) with a detention pond fronting Interstate Highway-35 Service Road Northbound. The land to the east is part of the same development and contains an indoor sports and recreation use with surface parking that is in the county. The lot to the north is an office/warehouse development (Northgate 35 Logistics Park) zoned CS-CO. To the south, there is an automotive sales business (Tenpoint Auto Center) that is also zoned CS-CO. In this request, the applicant is asking to rezone this 10+ acre tract of land to Limited Industrial Services-Planned Development Area (LI-PDA) to allow for an expansion of the existing Outdoor Sports and Recreation use, with heights exceeding 60 feet (*please see the Applicant's Request Letter – Exhibit C*).

- 1) Through the PDA overlay the applicant is requesting that the following uses are additional permitted uses to the LI base district:

Additional Permitted Uses:

- Pet Services
- Child Care Services (General)
- Guidance Services
- Hospital Services (General)
- Hospital Services (Limited)
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities

- 2) To prohibit the following uses from the LI base district:

Prohibited Uses:

- Monument Retail Sales
- Scrap and Salvage
- Recycling Center
- Resource Extraction

- 3) Site Development Standards. Development of the property shall conform to the Site Development Regulations authorized for the Limited Industrial Services (LI) district as set forth in the City Code, except as provided below in this section:

Additional Permitted Height:

The maximum height of a building or structure is 100 feet plus additional height limit exceptions in Section 25-2-531 (*Height Limit Exceptions*).

The staff recommends LI-PDA zoning for the property because it fronts onto a major arterial roadway and meets the purpose statement for the LI district. The site is located adjacent to existing commercial and industrial uses to the north, south, east and west. The proposed zoning will permit the existing use on the property and will allow for the expansion of this commercial development to provide additional services to this area.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.

Limited Industrial Service district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites.

Planned Development Area combining district is intended for combination with selected commercial and industrial base districts, in order to modify base district provisions as necessary to allow for appropriate industrial and commercial uses or to reflect the terms of a Planned Development Area agreement following annexation of properties subject to such an agreement.

2. The proposed zoning should promote consistency and orderly planning.

The proposed LI-PDA zoning will be consistent with existing zoning patterns in this area because there is industrial (LI) zoning and uses to the east and west and commercial (CS-CO) zoning and uses to the north and south of this site.

3. The proposed zoning should allow for a reasonable use of the property.

LI-PDA zoning would allow for a fair and reasonable use of the site because it would make it possible for the applicant to expand commercial services along a major thoroughfare adjacent to a Capital Metro Bus Route # 152- Round Rock Tech Ridge Limited.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR, SF-2	Outdoor Sports and Recreation, Detention (Austin's Park and Pizza)
<i>North</i>	CS-CO	Office/Warehouse (Northgate 35 Logistics Park)
<i>South</i>	CS-CO	Automotive Sales (Tenpoint Auto Center), Equipment Sales (Komatsu)
<i>East</i>	County	Indoor Recreation/Surface Parking (Austin's), Outdoor Storage, Limited Warehousing and Distribution
<i>West</i>	ROW	Interstate Highway-35 Northbound

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Gilleland Creek

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
Pflugerville Independent School District

SCHOOLS:

Round Rock I.S.D.
Pflugerville I.S.D.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0144 (Longhorn International: 16235, 16301, 16321, and 16330 North Interstate Highway-35 Service Road)	GR to CS	10/18/05: Approved CS-CO, with conditions to prohibit Adult Oriented Businesses and Pawn Shop Services uses (7-1, B. Baker- Nay, T. Rabago-Left Early); J. Donisi-1 st , J. Pinnelli-2 nd .	10/27/05: Approved ZAP recommendation of CS-CO (6-0, Alvarez-off dais); 1 st reading 11/17/05: Approved CS-CO, prohibiting salvage operations, by consent (7-0); 2 nd /3 rd readings
C14-00-2042	SF-2 to CS	4/18/00: Approved staff rec. of CS- CO, with a 2,000 vtpd limit, by consent (7-1, JM-Nay)	5/18/00: Approved PC rec. of CS-CO on all 3 readings (6-0, Lewis-absent)
C14-99-0130	SF-2 to CS	1/11/00: Approved GR prohibiting Pawn Shop Services and include conditions of the TIA (9-0)	2/17/00: Approved PC rec. of GR-CO on 1 st reading (7-0) 4/20/00: Approved 2 nd reading with Pawn Shop Services added back as a permitted use (7-0) 6/01/00: Approved 3 rd reading (7-0)
C14-99-0045	SF-2 to CS	4/06/99: Approved staff alternate rec. of CS-CO, w/ a 2,000 vtpd limit (9-0)	5/06/99: Approved PC rec. of CS-CO (6-0); all 3 readings
C14-97-0116	SF-2 to CS	9/23/97: Approved CS-CO with a 2,000 vtpd limit (7-0)	10/16/97: Approved CS-CO (6- 0); all 3 readings
C14-97-0060	SF-2 to CS	7/15/97: Approved staff alternate rec. of CS-CO with a 2,000 vtpd limit by consent (7-0)	8/14/97: Approved CS-CO (7-0); all 3 readings

C14-96-0095	SF-2 to LI	9/10/96: Approved LI-CO with a 2,000 vtpd limit by consent (9-0)	10/03/96: Approved LI-CO (5-0); all 3 readings
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RELATED CASES:

SP-02-0248C(R1) - Site Plan Case

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 16231 N IH 35 SERVICE ROAD NB. C14-2025-0100. Project: 16231 N IH 35. 10.65 acres from SF-2 GR to LI-PDA; LI-PDA. Existing: detention pond, and outdoor sports & recreation. Proposed: detention pond, and outdoor sports & recreation. Note that the applicant seeks a use that may support the Industrial Land measure.

Yes	Imagine Austin Decision Guidelines	
	Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none">• 1825 Strip Neighborhood Center	
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.	
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.	
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none">• Employment opportunities present	
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.	
	Connectivity and Education *: Located within 0.50 miles from a public school or university.	
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.	
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)	
	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.	
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.	
	Mixed use *: Provides a mix of residential and non-industrial uses.	
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).	
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.	
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)	

	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
3	Number of "Yes's"

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Gilleland Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial, non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

Zoning Cases

1. Site plans will be required for any new development except for residential only project with up to 4 units.
2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
N IH 35 Service Rd	Level 4	TxDOT Roadway	TxDOT Roadway	Approx 22 feet	None	None	None

Please provide the proposed PDA conditions for this site.

U1: Comment cleared.

FYI - There is a restrictive covenant associated with this site under zoning case no. C14-99-0130. The associated TIA memo has been reviewed, and TPW-TDS has determined no additional compliance is required. However, the trip generation limits will continue to apply

to this site while the restrictive covenant is still in place. Recommend removing this restrictive covenant.

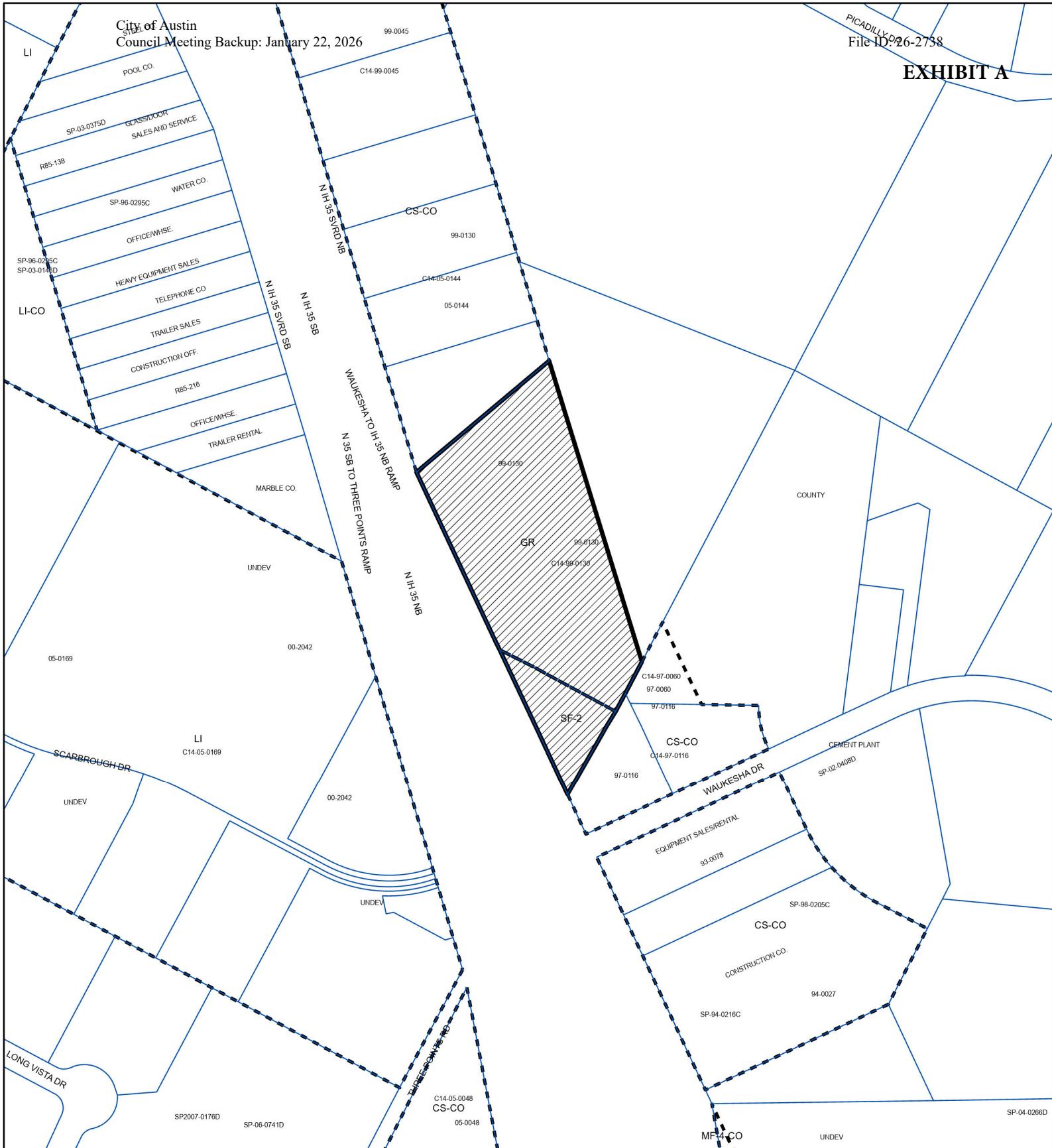
U1: Comment cleared.

Water Utility

No review required.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

0 200 400 Feet

ZONING

ZONING CASE#: C14-2025-0100

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



EXHIBIT B



16231 N IH 35



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2025-0100
LOCATION: 16231 N IH 35 Svrd NB
SUBJECT AREA: 10.65 Acres
MANAGER: Sherri Sirwaitis



September 30, 2025

Mrs. Lauren Middleton-Pratt, Director of Planning
City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Via Online Submittal

Re: Application for Rezoning; 10.66 acres, located at 16231 N IH 35 SVRD NB (the "Property")

Dear Mrs. Pratt:

As representatives of the owner of the above-stated Property, we respectfully submit the attached Application for Rezoning. The Property has existing access to IH-35 and no additional driveways are proposed. The Property consists of an existing Outdoor Sports and Recreation use. Note that the overall use also covers land beyond the Property that is in the City's Extraterritorial Jurisdiction and is not subject to this Application for Rezoning.

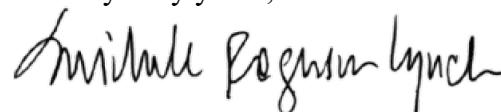
The current zoning on the Property is Single Family- Standard Lot (SF-2) for Tract 1 and Community Commercial (GR) for Tract 2 as noted in the attached map. The Application for Rezoning requests to rezone this Property to Limited Industrial Services-Planned Development Area (LI-PDA) to allow for an expansion of the existing Outdoor Sports and Recreation use on Tract 2 with heights exceeding 60 feet. Tract 1 contains the existing detention pond and is included for continuity of zoning along IH-35 and the potential for future redevelopment.

The Property is not located within a neighborhood plan, thus does not require an amendment of a Future Land Use plan.

A Traffic Impact Analysis (TIA) is not required pursuant to the TIA Determination Form included with the Application.

If you have any questions about this Application for Rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,



Michele Rogerson Lynch

AERIAL EXHIBIT

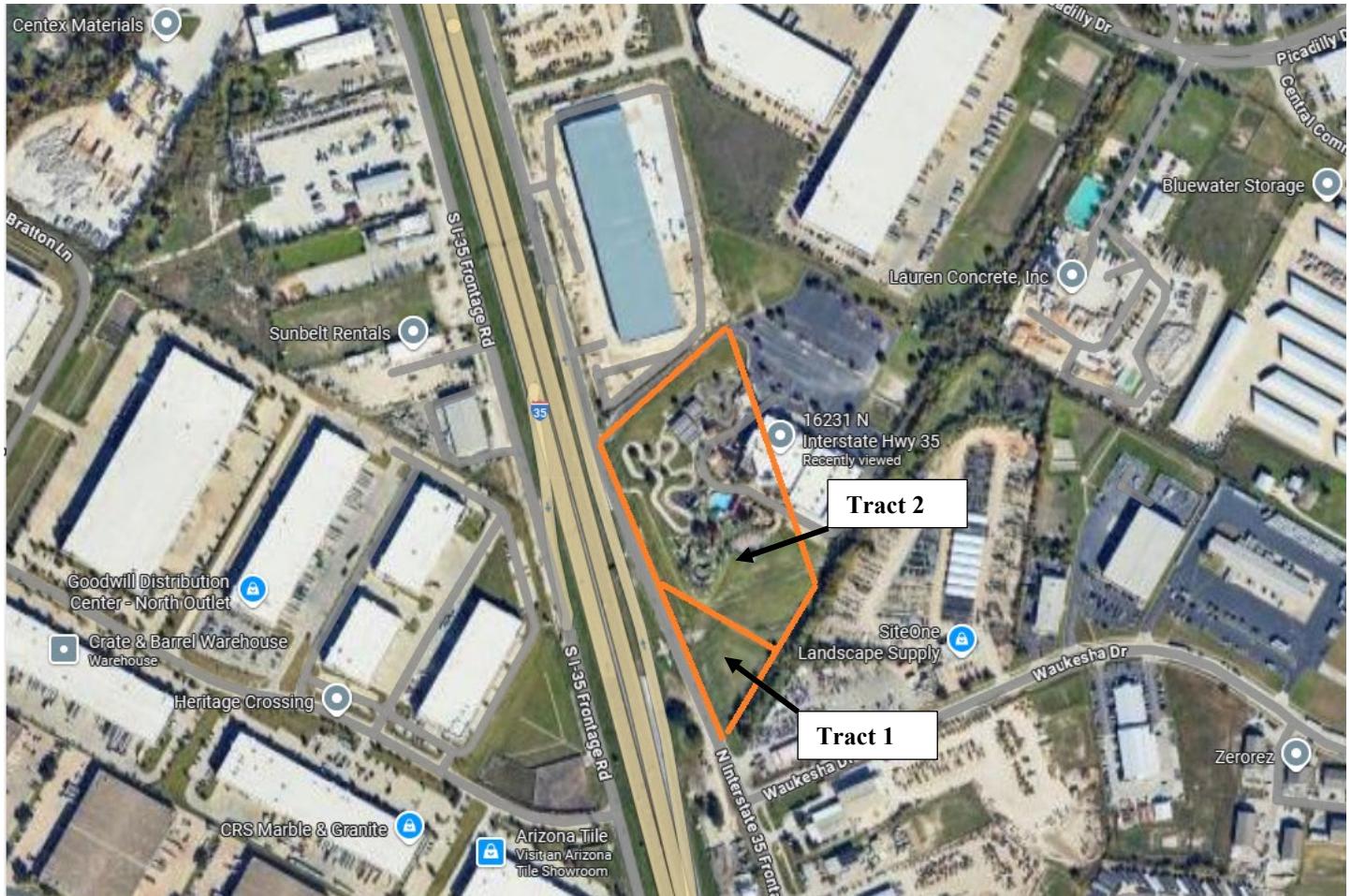


EXHIBIT "A"

Planned Development Area (PDA) Site Development Standards

The proposed PDA standards for the Property are as follows:

1. **Uses.** All Limited Industrial (LI) uses are permitted uses of the Property, except for the following uses, which are either prohibited or additionally permitted as principal uses on the Property:

Prohibited Uses

- a) Monument Retail Sales
- b) Scrap and Salvage
- c) Recycling Center
- d) Resource Extraction

Additional Permitted Uses

- a) Pet Services
- b) Child Care Services (General)
- c) Guidance Services
- d) Hospital Services (General)
- e) Hospital Services (Limited)
- f) Private Primary Educational Facilities
- g) Private Secondary Educational Facilities
- h) Public Primary Educational Facilities

2. **Site Development Standards.** Development of the Property shall conform to the Site Development Regulations authorized for the Limited Industrial Services (LI) district as set forth in the City Code, except as provided below in this section:

- a. The maximum height of a building or structure is 100 feet plus additional height limit exceptions in Section 25-2-531 (*Height Limit Exceptions*).